

In the Claims

Please cancel Claims 4, 5, 7-9, and 12-14 without prejudice to or disclaimer of the subject matter recited therein. Please amend Claims 1-3, 6, 10, and 11 to read as shown below and add new Claims 15-31 as shown below.

1. (Currently Amended) A ~~computer implemented system~~ for enabling completing a lease transaction for real property in an on-line computing environment, comprising:

~~a distributed computer network, comprising a property management services server, databases and client computers, each coupled to a computer network; the~~

a property management services server hosting a leasing program module for enabling the completing a lease transaction, for real property;

at least one database, coupled to said property management services server, the databases storing real estate property-related data, including property comparables data for a plurality of multiple real estate properties; and

a plurality of the client computers, coupled to said property management services server, each operable by users ~~to access the leasing program module operating on the property management services server and~~ to input predetermined information about ~~[[the]]~~ a selected real estate property into said leasing program module in support of ~~completing a~~ the lease transaction for the selected real estate property;

wherein, responsive to receiving the predetermined information about the selected real estate property, said the leasing program module ~~program operating on the property management services server~~ accesses the property-related property data one of said at least one database the databases ~~via the computer network~~ to obtain comparables data relevant to the selected real estate property, ~~completes the~~ populates a lease ~~[[for]]~~ agreement based on the predetermined information about the selected real estate property, and presents the populated lease agreement and the comparables data. ~~for the selected real estate property.~~

2. (Currently Amended) The system of claim 1, wherein ~~said the~~ client computers ~~comprise one or more of are operated by a plurality of users selected from the group, comprising:~~  
a tenant client computer operable by a tenant to support evaluating the selected real estate property for a potential lease;  
a lender client computer operable by a lender to support ~~for supporting~~ property financing requirements for the selected real estate property;  
a site visit agent client computer operable by a site visit agent to support ~~for supporting~~ on-site property review and analysis of the selected real estate property;  
a property specialist client computer operable by a property specialist to provide ~~for~~ providing property-related expertise in connection with the selected real estate property; and  
a deal agent client computer operable by a deal agent to screen, negotiate, and close ~~for screening, negotiating, and closing~~ property-related transactions in connection with the selected real estate property.

3. (Currently Amended) The system of claim 2, wherein the property specialist comprises one of a ~~[[:]]~~ property appraisal specialist, specialists; ~~a~~ property engineering specialist, specialists; and ~~a~~ property environmental specialist, specialists.

4-5. (Canceled)

6. (Currently Amended) A computer-implemented method for conducting ~~completing~~ a lease transaction for real estate property in a distributed computer network ~~an on-line computing~~ environment, comprising the steps of:

storing owner property characteristics ~~on-line~~ for a plurality of owner real estate properties in an electronic database;

defining a tenant's property requirements for leasing a real estate property; ~~on-line~~;

~~conducting a search on-line to locate~~ identifying an owner property comprising owner property characteristics that match ~~properties matching~~ the tenant's property requirements; ~~and~~

~~publishing on-line~~ the matching owner property ~~properties~~ that matches ~~match~~ the tenant's property requirements;

storing information for a plurality of site visit agents that support on-site property review and analysis of real estate properties; and

selecting a site visit agent, based on the stored information, to perform an on-site property review and analysis of the matching owner property.

7-9. (Canceled)

10. (Currently Amended) The method of claim 6, further comprising the steps of:

creating a lease agreement for the matching owner property ~~on-line~~ by populating the owner ~~owner's~~ property characteristics for the matching owner property into a form lease agreement comprising ~~with~~ lease terms and legal provisions;

publishing the created lease agreement ~~on-line~~ for review by interested parties;

allowing the interested parties to revise the lease agreement via the distributed computer network; ~~on-line~~; and

allowing the interested parties to execute the lease agreement via the distributed computer network; ~~on-line~~.

11. (Currently Amended) The method of claim 6, further comprising the steps of:  
allowing interested parties to make offers via the distributed computer network to lease  
one of the owner properties; ~~on property on-line;~~  
allowing the interested parties to accept the offers via the distributed computer network;  
~~on-line;~~ and  
allowing the interested parties to modify the offers via the distributed computer network.  
~~on-line.~~

12-14. (Canceled)

15. (New) The system of claim 1, wherein said at least one database comprises a local database maintained by a party responsible for said property management services server.

16. (New) The system of claim 1, wherein said at least one database comprises a remote database maintained by a party other than a party responsible for said property management services server.

17. (New) The system of claim 2, wherein said property management services server is operable to store information about a plurality of site visit agents that support on-site property review and analysis of the selected real estate property, and  
wherein the tenant can select one of the site visit agents from the information stored on the property management services server to support the lease transaction.

18. (New) The system of claim 2, wherein said property management services server is operable to store information about a plurality of deal agents that screen, negotiate, and close property-related transactions, and  
wherein the tenant can select one of the deal agents from the information stored on the property management services server to support the lease transaction.

19. (New) The system of claim 2, wherein said property management services server is operable to store information about a plurality of property specialists that provide property-related expertise in connection with the selected real estate property, and

wherein the tenant can select one of the property specialists from the information stored on the property management services server to support the lease transaction.

20. (New) The system of claim 2, wherein one of the client computers is operated by a call center agent, and

wherein the tenant can select one of the users operating another one of the client computers by contacting the call center agent.

21. (New) The method of claim 6, wherein said owner property characteristics are stored in a plurality of remote databases maintained by one or more third parties.

22. (New) The method of claim 6, further comprising the steps of:  
storing information for a plurality of deal agents that screen, negotiate, and close property-related transactions; and

selecting, based on the stored information, one of the deal agents via the distributed computer network to support the lease agreement for the matching owner property.

23. (New) The method of claim 6, further comprising the steps of:  
storing information for a plurality of property specialists that provide property-related expertise in connection with the selected real estate property; and

selecting, based on the stored information, one of the property specialists via the distributed computer network to support the lease agreement for the matching owner property.

24. (New) The method of claim 23, wherein each of the property specialists comprises one of a property appraisal specialist, a property engineering specialist, and a property environmental specialist.

25. (New) The method of claim 6, further comprising the steps of:  
populating a lease agreement based on the tenant's property requirements and the owner property characteristics for the matching owner property; and  
presenting the populated lease agreement.

26. (New) The method of claim 6, wherein the site visit agent supports on-site property review and analysis of the matching owner property by performing one of the activities selected from a group comprising showing the matching owner property, suggesting configuration alternatives, and estimating build-out costs.

27. (New) A system for enabling a lease transaction for real property in an on-line computing environment, comprising:

- a property management services server, coupled to said distributed computer network, hosting a leasing program module for enabling the lease transaction and storing information for a plurality of clients, and operable to receive a tenant's property requirements for leasing a real estate property;

- a plurality of remote databases, coupled to said property management services server, each storing real estate property-related data, including property comparables data for a plurality of real estate properties and owner property characteristics for a plurality of owner real estate properties, said remote databases being maintained by one or more third parties; and

- a local database, coupled to said property management services server, storing information for a plurality of site visit agents that support on-site property review and analysis of real estate properties,

- wherein, responsive to the tenant's property requirements input into the property management services server, said leasing program module accesses the owner property characteristics in at least one of said remote databases to identify an owner property comprising owner property characteristics that match the tenant's property requirements,

- wherein the matching owner property becomes a subject of the lease transaction, and

- wherein said property management services server is further operable to receive instructions to select, from the information stored in said local database, a site visit agent to perform an on-site property review and analysis of the matching owner property.

28. (New) The system of claim 27, further comprising a plurality of client computers, coupled to said property management services server, each operable to input predetermined information about matching owner property into said leasing program module in support of the lease transaction for the matching owner property,

wherein, responsive to the predetermined information about the matching owner property, said leasing program module accesses the property-related data in at least one of said remote databases to obtain comparables data relevant to the matching owner property, populates a lease agreement based on the predetermined information about the matching owner property, and presents the populated lease agreement and the comparables data.

29. (New) The system of claim 28, wherein said plurality of client computers comprises at least one of

a lender client computer operable by a lender to support property financing requirements for the matching owner property;

a site visit agent client computer operable by a site visit agent to support on-site property review and analysis of the matching owner property;

a property specialist client computer operable by a property specialist to provide property-related expertise in connection with the matching owner property; and

a deal agent client computer operable by a deal agent to support screening, negotiating, and closing property-related transactions in connection with the matching owner property.

30. (New) The system of claim 27, wherein said local database is further operable to store information about a plurality of deal agents that screen, negotiate, and close property-related transactions, and

wherein said property management services server is further operable to receive instructions to select one of the deal agents from the information stored in the local database to support the lease transaction.



31. (New) The system of claim 27, wherein said local database is further operable to store information about a plurality of property specialists that provide property-related expertise in connection with the selected real estate property, and

wherein said property management services server is further operable to receive instructions to select one of the property specialists from the information stored on the property management services server to support the lease transaction.